

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, APRIL 26, 2016 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

2016 APR 19 AM 11:48
REC'D BY [Signature]

TAD-544 (14th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1675

Amendment of Municipal Code Section 17-4-0207 by modifying use table and standards to include medical cannabis dispensing organizations within commercial districts

NO. A-8216 (15th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1711

Common Address: 2438-40 W 47th Street

Applicant: Alderman Raymond Lopez

Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8217 (19th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1713

Common Address: 3116 W 111th Street

Applicant: Alderman Matt O'Shea

Change Request: B1-1 Neighborhood Shopping District to B1-1.5 Neighborhood Shopping District

NO. A-8218 (26th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1714

Common Address: 2701-07 West Division St.

Applicant: Alderman Roberto Maldonado

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

NO. A-8219 (26th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1716

Common Address: 2119-37 W Erie St.

Applicant: Alderman Roberto Maldonado

Change Request: RS3 Residential Single-Unit (Detached House) District to RS2 Residential Single-Unit (Detached House)

NO. A-8214 (44th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1650

Common Address: Clark Street from Diversey (2800 N) to Wellington (3000 N)

Applicant: Alderman Thomas Tunney

Change Request: To be designated as a Pedestrian Retail Street

NO. A-8220 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1719

Common Address: 5140-90 N Northwest Hwy

Applicant: Alderman John Arena

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District

NO. 18675 T1 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1600

Common Address: 1346 W Erie St.

Applicant: 1806 W Belmont LLC

Owner: 1806 W Belmont LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To build a new 4 story, single family house; 1 parking space; height 42'

NO. 18681 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1606

Common Address: 1516 W Huron St.

Applicant: Edyta and Andrzej Rogowski

Owner: Edyta and Andrzej Rogowski

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; not commercial space; 4 story, height 44'-11"

NO. 18684-T1 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1609

Common Address: 1317-1335 N Western Ave

Applicant: Gibbons Construction LLC

Owner: Gibbons Construction LLC

Attorney: Thomas Moore

Change Request: C2-2 Motor Vehicle related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a new 5 story, 39 dwelling unit building with no commercial space. There will be 32 parking spaces and one 10 x 25 x 14 loading berth. The height of the building will be 60 feet

NO. 18694-T1 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1619

Common Address: 2529-2537 W Fullerton Ave

Applicant: Fullerton Properties LLC

Owner: Fullerton Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 6). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 65'-0" in height

NO. 18705(1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1630

Common Address: 1300-02 N Claremont Ave/ 2334-44 W Potomac Ave

Applicant: Claremont Condos LLC

Owner: Claremont Condos LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: Construct a 4 story 47 ft tall building containing 8 residential dwelling units and 8 parking spaces

NO. 18692 (2nd WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1617

Common Address: 1620 W Pierce

Applicant: Natalie Boitchouk

Owner: Natalie Boitchouk

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to permit a one-story rear addition to the existing three-story single family home at the subject property. The existing single family home will otherwise remain without change. The existing building height will remain without change. Two (2) onsite garage parking spaces will remain located at the rear of the subject lot.

NO. 18696-T1 (2nd WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1621

Common Address: 1415 W Walton Street

Applicant: Walter Tech

Owner: David Eisenberg

Attorney: Dan Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant intends to construct a 3 ½ story, three dwelling unit building with basement. The Footprint of the building will be 19 feet by 76 feet 1 inch in size and the height of the building shall be 44 feet 11 inches

NO. 18704 (2nd WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1629

Common Address: 100-10 W Huron St; 710 N Clark

Applicant: AP 100 W Huron Property LLC

Owner: 710 N Clark St. LLC/ AP 100 W Huron Property LLC

Attorney: Rolando Acosta

Change Request: DX-7 Downtown Mixed Use District to a Business Planned Development

Purpose: Seventeen-story (180.1 ft) building containing a maximum of 200 hotel rooms, ground floor retail space of approximately 5,150 sq.ft., no parking and one loading berth and an approximately 2,000 sq.ft. existing restaurant

NO. 18686 (9th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1611

Common Address: 401 East 103rd Street

Applicant: Sun Park

Owner: Sun Park

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The applicant will use the existing approximately 6,125 sq.ft. building as a resturtarunt. The building will maintain the existing onsite parking and height

NO. 18688 (20th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1613

Common Address: 6731 S St. Lawrence

Applicant: Chris Amatore

Owner: Chris Amatore

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: the property will be used as two residential dwelling units. Two onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will maintain its existing height

NO. 18715-T1 (24th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1640

Common Address: 4352 W Flournoy St

Applicant: Manal Masa

Owner: Manal Masa

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: The property will be improved with a one story, 2,400 sq.ft. commercial strip mall. No dwelling units are proposed. The proposed building will be 16 feet 2 inches in height. The project will provide seven on-site parking spaces

NO. 18713 (25th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1638

Common Address: 1823 S Carpenter St.
Applicant: 1823 S Carpenter LLC
Owner: 1823 S Carpenter LLC
Attorney: Thomas Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: In order to allow for the construction of 2 residential dwelling units with a 2 car detached garage

NO. 18700 (25th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1625

Common Address: 2108 W 18th Place
Applicant: Ascher LLC
Owner: Ascher LLC
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5 Multi Unit District
Purpose: Construct a three and a half story, 38 foot tall building containing three residential units and three parking spaces

NO. 18702 (25th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1627

Common Address: 1708-12 W Cermak Road
Applicant: Ascher LLC
Owner: Ascher LLC
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: Construct a 4 story, 46 foot tall building containing 24 residential dwelling units and 24 parking spaces

NO. 18711 (26th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1636

Common Address: 1501-1505 N Fairfield Ave

Applicant: 2315 Kenneth LLC

Owner: 2315 Kenneth LLC

Attorney: William JP Banks, Schain Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow for the proposed construction of a 3 story building with 6 residential dwelling units with 6 parking spaces

NO. 18691-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1616

Common Address: 863 N Orleans St

Applicant: Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner

Owner: Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new six-story office/retail building, at the subject site. The new proposed building will contain approximately 3,700 square feet of retail space at grade level. With approximately 11,700 square feet of office space, located on each of Floors 2 thru 6. Due to its immediate proximity to the Chicago (Brown Line) CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, the new proposed building will contain a total of thirty-two (32) interior parking spaces, between the lower level (basement) and grade level. The new proposed building will be glass, masonry and steel, in construction and will measure 76'-0" in height.

NO. 18693-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1618

Common Address: 1107 W Fulton Market

Applicant: 1105 W Fulton LLC

Owner: 1105 W Fulton LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building - including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade. And the construction of a new one-story vertical addition. After the rehabilitation and completion of the proposed one-story addition, the newly remodeled building will contain five-stories of commercial/retail/office space. There will be a total of approximately 16,218 square feet of commercial/retail/office space, located between Floors 1 thru 5. There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 64'-0" in height.

NO. 18703-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1628

Common Address: 715-17 N Milwaukee Ave/ 701-09 N Morgan/ 963-65 W Huron St.

Applicant: Contemporary Concepts

Owner: 713-15 N Milwaukee LLC

Attorney: Rolando Acosta

Change Request: C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: six story, 65 ft in height mixed se building containing 25 residential dwelling units approximately 1,500 sq.ft. retail/ commercial space on the ground floor, thirteen parking spaces and no loading berth

NO. 18708 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1633

Common Address: 1520-1532 N Wells St.; 1513-1523 N Wieland Ave

Applicant: Wellstell LLC

Owner: See application for List of Owners

Attorney: Katriina McGuire

Change Request: B3-5 Community Shopping District and RM-5 Multi Unit District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The project consists of three development sites. Sub Area A (1520-30 N. Wells Street), will be developed with a 154 foot tall 190 key hotel and commercial building with 45 parking spaces. Sub Area B (1513-1523 N. Weiland Street) will be developed with 4 single family homes, not to exceed 47 feet in height with 2 parking spaces for each home Sub Area C (1532 N. Wells) is an existing 2-story retail structure with one dwelling unit that will remain

NO. 18678 (29th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1603

Common Address: 5815-5819 W North Ave

Applicant: Leszek Wiszniewski

Owner: Leszek Wiszniewski

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: Applicant proposes to use the subject property in order to allow for the fabrication in the building and rear outdoor storage of granite and stone in connection with his commercial contracting business

NO. 18680 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1605

Common Address: 3428-30 N Lawndale Ave

Applicant: Krystyna and Tadeusz Kawula

Owner: Krystyna and Tadeusz Kawula

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, within the max height of 45 feet

NO. 18690-T1 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1615

Common Address: 5525 W Diversey

Applicant: 5525 West Diversey Housing Development LLC

Owner: Long Grove Development Corp

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to redevelop the subject property with a new three-story residential building containing 98 dwelling units and 45 onsite parking spaces. 19 of the proposed residential units will qualify as efficiency units. The proposed building will be masonry construction and measure 38'-1 1" in height. One loading berth will be provided onsite.

NO. 18709 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1634

Common Address: 3740-3742 W Addison St

Applicant: Naoko Fukushima

Owner: Naoko Fukushima

Attorney: William JP Banks, Schain Banks

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To allow for the proposed construction of 2 single family homes on 2 lots

NO. 18682 (31st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1607

Common Address: 3008-10 N Central Ave

Applicant: Kazmierz Bachula

Owner: Kazmierz Bachula

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height: 40'

NO. 18695-T1 (34th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1620

Common Address: 11901 S Loomis

Applicant: Raven's Place , LLC dba Universal Entertainment Center

Owner: Christ Universal Temple Inc., an IL not-for-profit corporation

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The Applicant is seeking to establish a banquet hall within the existing one-story building located at the subject property. The existing building will be adapted and reused, but no building additions are proposed at this time. The building will remain 18' in height. Onsite parking for 233 cars will be provided to support the banquet hall use. No residential units are proposed as part of this application

NO. 18677 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1602

Common Address: 3416 W Parker Ave

Applicant: Ricardo Morales

Owner: Ricardo Morales

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing building (basement), for a total of 3 dwelling units in the building; 2 existing parking spaces; no commercial space; 3 story existing height/ no change proposed

NO. 18683 (35th WARD) REFERRED (3-16-16)
DOCUMENT #02016-1608

Common Address: 3535-39 W Wrightwood Ave

Applicant: Southern Holdings Inc.

Owner: Southern Holdings Inc.

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert the existing two front residential dwelling units from residential use to a day care facility and keep the rear residential dwelling unit as existing there will be six parking spaces and a pick up / drop off loading zone.

NO. 18687 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1612

Common Address: 3116-18 North Central Park Ave

Applicant: Wieslawa Kozielski

Owner: Santiago and Jose Estrella

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The property will be subdivided with the resulting northern lot maintaining the existing four dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three parking spaces. No commercial is proposed. The northern lot will maintain its existing height and the southern lot will be less than 45 feet

NO. 18712 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1637

Common Address: 3545 W Palmer St.

Applicant: 3545 Palmer LLC

Owner: 3545 Palmer LLC

Attorney: Andrew Scott

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant proposes to redevelop the vacant building to permit three dwelling units and no commercial space. The project will also include approximately three off street parking spaces. The height shall remain unchanged at three stories.

NO. 18716 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1641

Common Address: 3800 W Diversey

Applicant: Berenstein Properties LLC

Owner: Berenstein Properties LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.

Change Request: B1-1 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

Purpose: The applicant proposes to rezone the property to allow for the conversion of the ground floor commercial unit to a residential dwelling unit with an additional parking space for the new residential unit. The existing 3 residential dwelling units on the second floor will remain for a total of 4 dwelling units in the existing 2 story building..

NO. 18717 (37th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1642

Common Address: 629 N Leamington
Applicant: Donald Temple
Owner: Donald Temple
Attorney: N/A
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Three unit apartment building, 39 feet high with 3 parking spaces

NO. 18701-T1 (38th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1626

Common Address: 6001-09 W Lawrence Ave; 4744-58 N Austin Ave
Applicant: Lawrence / Austin Associates, LLC
Owner: Lawrence / Austin Associates, LLC
Attorney: Michael Ezgur
Change Request: B2-3 Neighborhood Mixed-Use District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: the subject property consisting of 21,248 sq.ft. is currently vacant land. The applicant proposes to construct 12 townhouses with 24 parking spaces. The height of the buildings will be 37 feet

NO. 18710 (42nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1635

Common Address: 430-438 N LaSalle St; 142-50 W Hubbard St
Applicant: PG Development LLC
Owner: Hubbard LaSalle LLC
Attorney: John George, Schuyler Roche & Crisham PC
Change Request: DX-7 Downtown Mixed Use District to a Business Planned Development
Purpose: a 17 story 200 mixed use building containing retail space on the ground floors and 199 room hotel on the upper floors

NO. 18699 (43rd WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1624

Common Address: 2577-79 N Clark

Applicant: Shiner Capital Partners LLC

Owner: Bannister Investments Ltd

Attorney: Kevin Wolfberg, Schain Banks

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: To allow for a proposed general restaurant use in an existing building

NO. 18689 (44th WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1614

Common Address: 450-454 W Belmont Ave

Applicant: 450 W Belmont Properties LLC

Owner: John G. Crowley

Attorney: Katriina McGuire/ Thompson Coburn LLP

Change Request: RM-6.5 Residential Multi Unit District to a Residential Planned Development

Purpose: 179 ft tall multi-family residential dwelling unit building with 95 dwelling units, 50 parking spaces, and 95 bicycle parking spaces

NO. 18676 (45th WARD) ORDINANCE REFERRED (3-16-16)

DOCUMENT #02016-1601

Common Address: 5629 W Higgins Ave

Applicant: Wojciech Lejman

Owner: Wojciech Lejman

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing buildings and build a new 2 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; 2 story Height 29'

NO. 18685 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1610

Common Address: 4812-18 W Montrose

Applicant: Dominic McGee

Owner: Dominic McGee

Attorney: Gordon & Pikarski

Change Request: B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

Purpose: 16 residential dwelling units. 16 on-site parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 47 feet as defined by the ordinance

NO. 18697 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1622

Common Address: 5161-5229 W Lawrence Ave

Applicant: Jefferson Park Residences LLC

Owner: Parkway Bank & Trust; The City of Chicago

Attorney: Ryan Sullivan

Change Request: B3-2 Community Shopping District to a Planned Development

Purpose: New 4-story mixed-use building with 39 residential units and 9,900 sq.ft. of ground floor retail. There will be 21 exterior parking spaces and 41 interior parking spaces. The height of the proposed building will be 49'-8"

NO. 18698 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1623

Common Address: 4849 N Lipps; 4849 N Milwaukee Ave

Applicant: Jefferson Place LLC

Owner: Parkway Bank & Trust

Attorney: Ryan Sullivan

Change Request: B3-3 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Planned Development

Purpose: New 13 story mixed use building with 103 residential units, 250 parking spaces, and 9,650 sq.ft. of ground floor retail (all on Subarea A). The current office/ retail/ parking structure on Subarea B will remain as existing

NO. 18679-T1 (46th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1604

Common Address: 927-931 W Irving Park Road

Applicant: 927 W Irving, Inc

Owner: 927 W Irving, Inc

Attorney: Thomas Moore

Change Request: B2-2 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: Five story, TOD building with 28 residential dwelling units and no commercial space. There will be 14 parking spaces and one 10 x 25' 14' loading berth. The height of the building will be 65 feet

NO. 18706 (46th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1631

Common Address: 3901 N Broadway

Applicant: Vermillion Acquisitions LLC

Owner: FOG BS LLC

Attorney: Edward Kus

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Mixed Use building will contain 100 dwelling units with ground floor retail; there will be 65 on-site parking spaces; ground floor will contain approximately 1,500 square feet of retail; height of building will be 105' to the top of the tallest roof structure

NO. 18707 (47th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1632

Common Address: 3328-3330 N Lincoln Ave and 3325-3327 N Paulina Ave

Applicant: Sara Sasha Hanning

Owner: JBL Reality LLC

Attorney: Carol Stubblefield

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: This is an existing mixed-use, 3-story building with commercial/retail space on the ground floor and residential dwelling units above grade. No changes—will be made—to the residential dwelling—units . Applicant proposes to lease approximately 1,200 SF of commercial retail space in the existing building to operate a massage and acupuncture business. No parking spaces are required.

NO. 18714 (49th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1639

Common Address: 7522 N Eastlake Terrace

Applicant: Denis Detzel

Owner: Denis Detzel

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: In order to allow for the construction of a 4 story, nine residential dwelling unit building with 7 indoor and 5 outdoor parking spaces for a total of 12 parking spaces. The height of the building will be 47 feet